



Wireless Code Update First Reading
Will Lindsey, City Planner

Staff recommends adoption of the proposed changes to the Wireless Communications section of the Land Use Code and the Small Cellular Facilities section of the Municipal Code on First Reading.

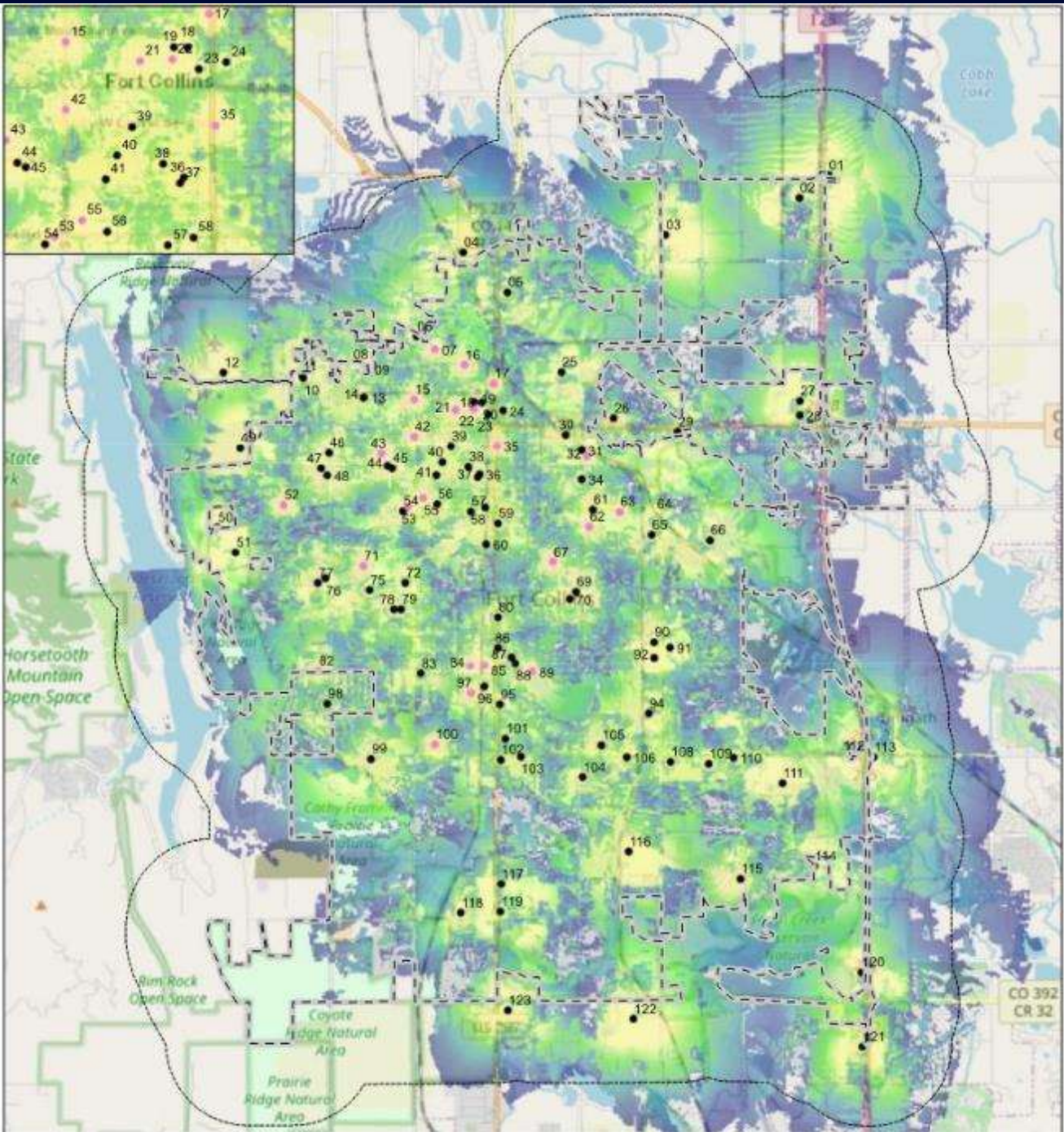
- Q1 2022: City Council Work Session (01/25)
- Q2 2022: Review existing standards with consultant, draft recommended amendments to Land Development Code
- Q3 2022: Refine recommended amendments, seek additional guidance from Boards, Commissions, and Council
- **Q4 2022/Q1 2023: Bring proposed Code amendments to Commission and Council for consideration.**

STRATEGIC OBJECTIVES

NLSH 1.6 – Protect and preserve quality of life in neighborhoods.
HPG 7.1 – Provide world-class municipal services to residents and businesses.

CITY PLAN

Safe Community SC-2b – Complete a Wireless Communications Plan and implement targeted Land Use Code amendments.

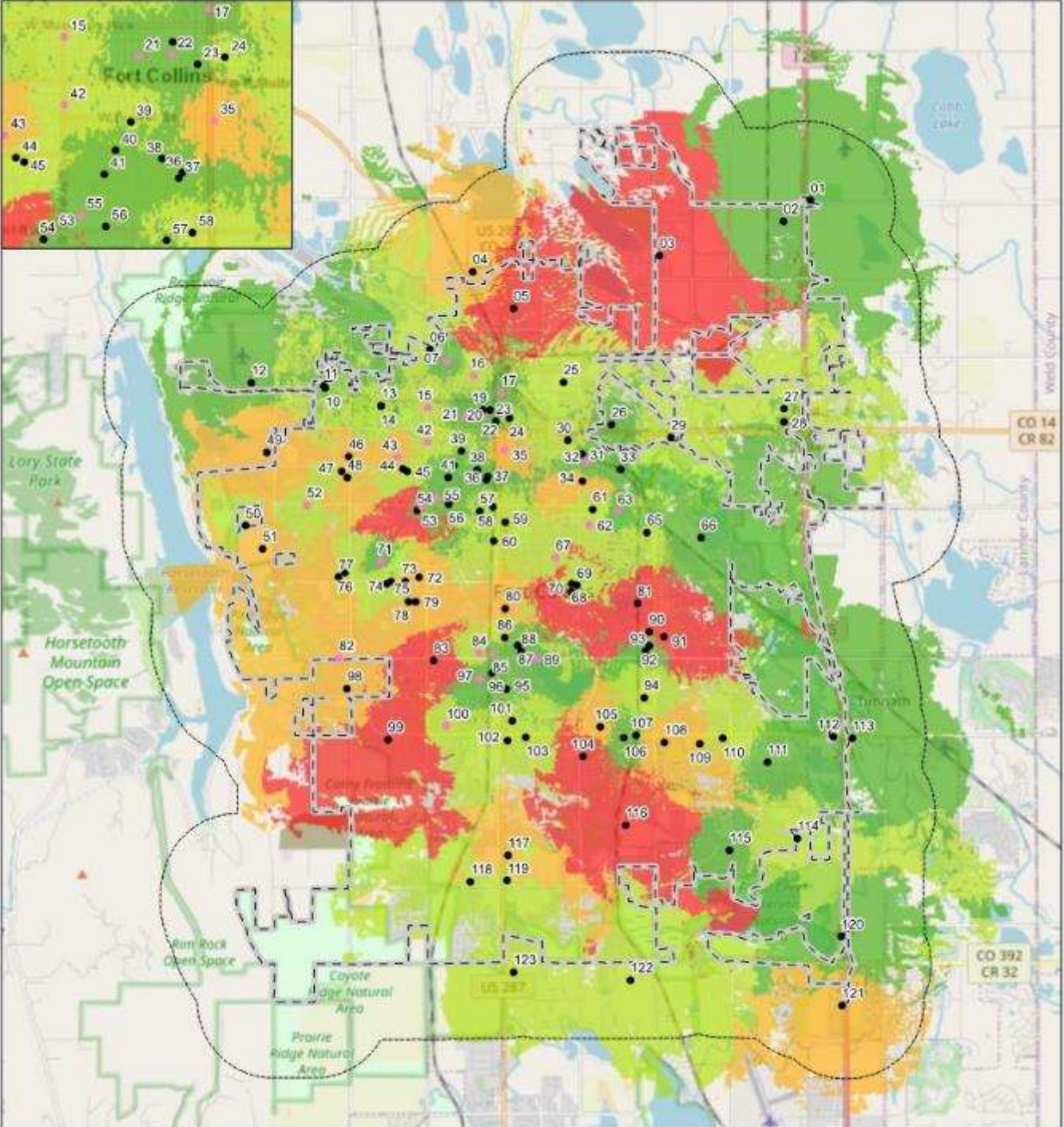


- More wireless antennas mounted on existing structures and buildings than free standing towers
- Only 18% of existing sites have more than 1 wireless provider
- 82% are single provider sites

Color	Signal Strength	Signal Strength Description
Yellow	Superior	Strong enough to operate within most buildings
Green	Average	Strong enough to operate in vehicle but not inside most buildings
Blue	Acceptable	Strong enough to operate outside but not in a vehicle or building

Heat Capacity Map For A Single Provider

- Over 1/2 of the City is deficient in wireless coverage and network capacity



Color	Potential Capacity	Signal Strength Description
Green	Good	Ratio of number of sites to subscriber base should support a robust network
Orange	Average	Ratio of number of sites to subscriber base is problematic to support a robust network
Red	Poor	Ratio of number of sites to subscriber base is poor likely cannot support a robust network



6

Neighborhood
Meetings



2

Surveys



352

Comments



14

Board & Commission
Meetings

Key Takeaways from Survey Responses

- **Aesthetics** are of greatest importance to the community
- **85.3%** - “Quality of wireless service is important to me.”
- **42.9%** - “My network coverage at home is poor.”
- **10.6%** - “My network coverage at home is excellent.”
- **67.8%** - “I prefer taller facilities with multiple collocation possibilities opposed to shorter and potential more towers.”
- **93.9%** - “I would support locating concealed cell towers on City owned property.”

Key Strategies Discussed

- Permitting wireless communication facilities on non-residential properties in additional residential zone districts (i.e. U-E, L-M-N, M-M-N, H-M-N).
- Using certain City-owned properties for the siting of wireless communication facilities.
- Using context-based standards to regulate facility design as opposed to prescriptive design standards.

Council was supportive of these strategies, and staff utilized the feedback received to inform the draft LUC changes being brought forward for 1st Reading.

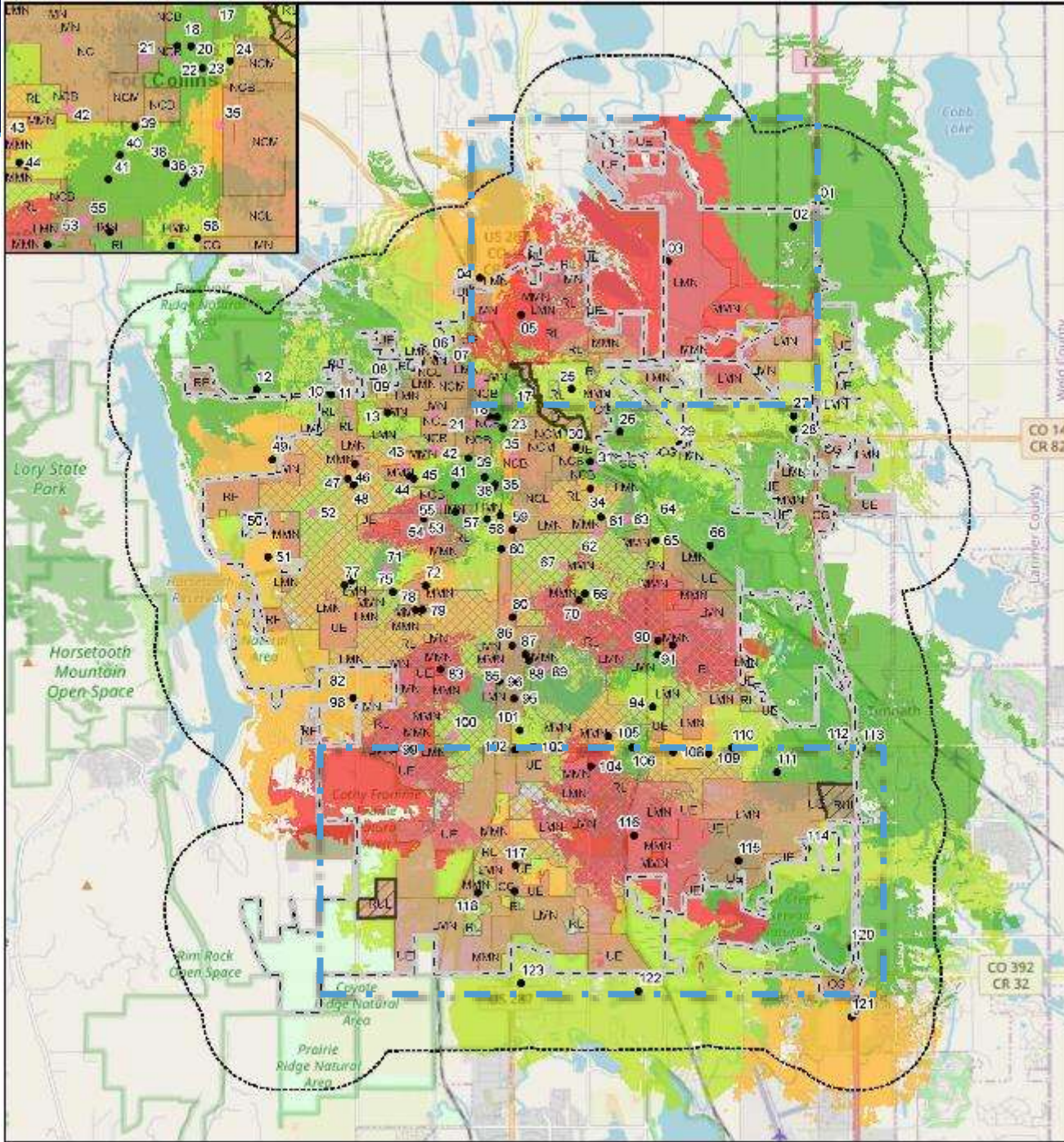
- Collocated Wireless Communication Facilities subject to a Basic Development Review in all zone districts except for the Downtown District and subdistricts.
- Wireless Communication Facilities (i.e. towers, faux structures, etc.) in the Employment, Industrial, Service Commercial, and Harmony Corridor zone districts subject to a Basic Development Review (formerly an Administrative Type 1 Review).
- Encourage developers for multi-story projects and large residential subdivisions to “bundle” collocated wireless communication facilities (and when appropriate, freestanding facilities) uses into their proposal for approval.

Expand Use in Zone Districts 10

Permit wireless towers on non-residential properties in more residential zone districts.

Zone District Area Calculations:

ZONE	ACRES
HMN	56
LMN	6,546
MMN	1,875
UE	2,751



LUC 3.8.13(C)(8) - Color. All wireless telecommunication facilities and equipment shall be painted to match as closely as possible the color and texture of the wall, building or surrounding built environment. Muted colors, earth tones and subdued colors shall be used.

LUC 3.8.13(C)(15) - Stealth Technology. To the extent reasonably feasible, the applicant shall employ "stealth technology" so as to convert the wireless telecommunication facility into wireless telecommunication equipment, as the best method by which to mitigate and/or camouflage visual impacts. Stealth technology consists of, but is not limited to, the use of grain bins, silos or elevators, church steeples, water towers, clock towers, bell towers, false penthouses or other similar "mimic" structures. **Such "mimic" structures shall have a contextual relationship to the adjacent area.**



(18) Compatibility Required.

(a) Purpose. The purpose of this Section is to ensure that proposed WCFs are compatible with the surrounding context by ensuring that:

1. New or existing WCFs do not adversely impact the visual character* of the community within the Area of Adjacency; and
2. The design of WCFs are compatible and contextually appropriate with the built or natural environment surrounding a proposed wireless communication site.

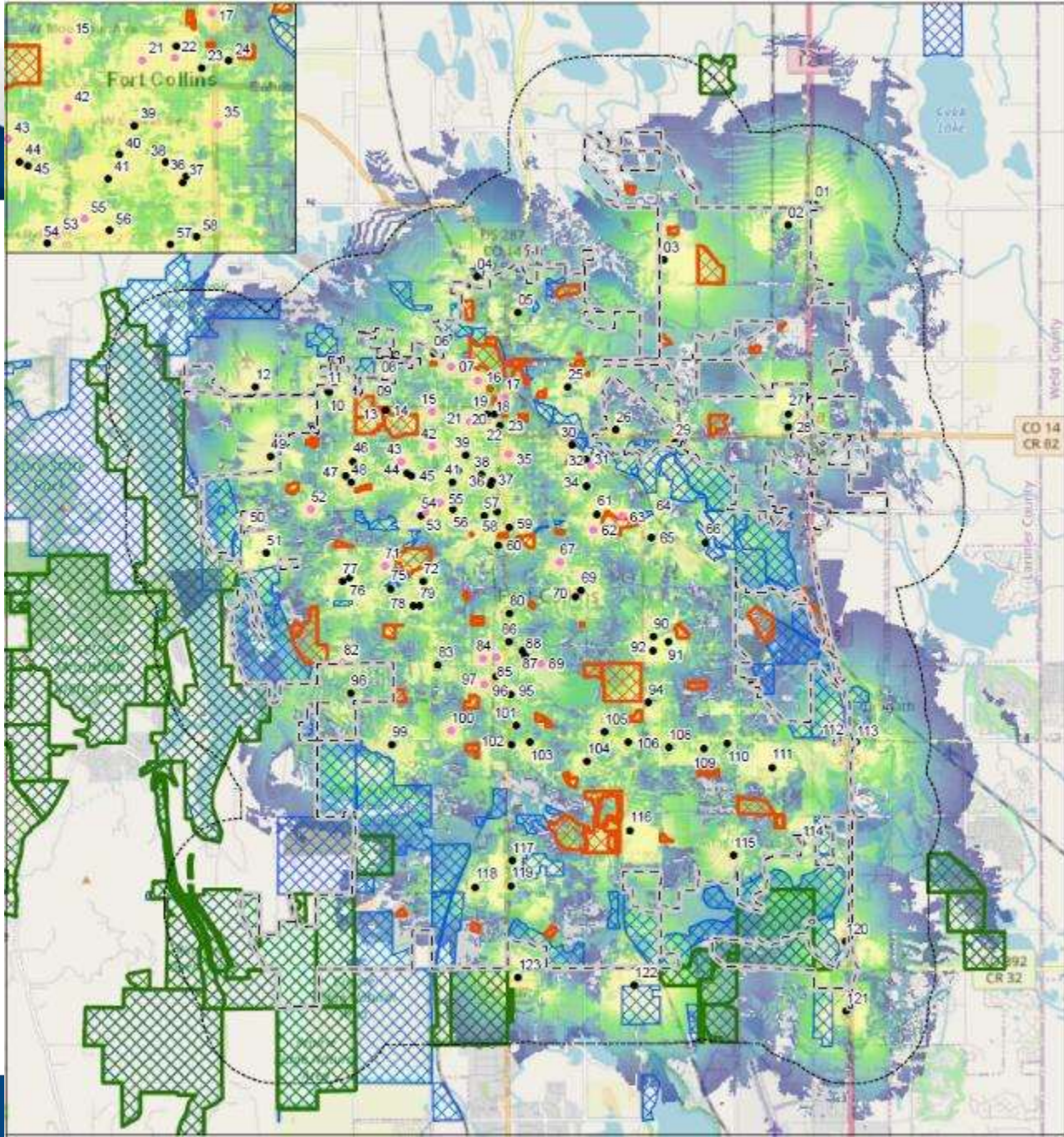


- Change *Wireless Telecommunication Facilities* to ***Wireless Communications Facilities (WCF)*** and *Wireless Telecommunication Equipment* to ***Wireless Communications Facilities, Collocated*** across the LUC.
- Add FCC definitions: wireless communication facilities, collocation, base station, concealment, camouflage, eligible facilities request, substantial change, etc.
- Codify Requirement for applicants to provide a Radio Frequency Emissions certification.
- Codify list of minimum submittal requirements for WCF proposals.
- Standards express preference for Concealment techniques over Camouflage techniques.

Strategy	Description	LUC Change
Further incentivize roof or wall mounted installations.	Recalibrate or develop process incentives in the Land Use Code when wall or roof mounted equipment is proposed on existing structures. Examples may include expedited review times or final approval by the CDNS director without a public hearing.	Change Review type for collocated wireless communication facilities to a Basic Development Review (BDR) in all zone districts except for the Downtown and its sub-districts.
Review processes for siting wireless proposals in residential zone districts.	Explore process that would allow facilities in residential districts while keeping a stringent set of baseline standards that control the location, design, height, and placement of wireless facilities	Make Wireless Communication Facilities a permitted primary use when located on a non-residential parcel in the UE, LMN, MMN, and HMN zone districts. Facilities are subject to a Planning & Zoning Commission (Type 2) Review in Residential Zone Districts.
Develop design standards and expectations for wireless facilities	Explore the use of enhanced design standards for large wireless facilities.	Create a new Compatibility Requirement for facilities. This includes the establishment of an Area of Adjacency around proposed facilities to inform their design.
Update the City's Land Use Code to comply with Federal and State timing requirements.	Decision timelines and required rules concerning local government's review and decision processes for macro cell and small wireless facilities should be included in the City's Land Use Code.	A section detailing the timelines and shot-clocks for wireless proposals will be added to the Code.
Amend zoning standards to match federal definitions.	Rules and application approval timelines would reduce the number of inconsistencies that exist in the current zoning policies and allow for streamlined staff processing.	The terminology and definitions for wireless communications proposals will be updated to reflect FCC terminology.

Administrative Policy

Provide update to policy regarding the siting of WCFs on City-owned properties (open space and natural areas excluded).



- City Parks and Golf
- City Boundary
- 1 Mile Buffer
- Macro Cell (89)
- Small Wireless Facility (23)
- All Existing and All Proposed Sites**
- Estimated Coverage for High Frequency**
 - Indoor (-75)
 - In Vehicle (-95)
 - Outdoor (-105)

- Updated to ensure consistency in FCC terminology and definitions across both the City Code and the LUC.
- Separation between the two sets of regulations in the City Code and in the LUC correlates to the City's proprietary authority versus regulatory authority for small cells and wireless communication facilities.
- Maintaining the existing separation allows for greater convenience in applying the different Code requirements.
- No changes proposed to the current design standards for small cells.

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